

May 18, 2005, 2005

Minutes of the April 12, 2005 Minutes Kelso Planning Commission Meeting:

**Attendance:**

**Present:** Richard Carr, Sam Hillis, Tim Sparks, Larry Peterson, Jim Kodama, Rich Gushman

**Absent:** Ray Smith

**Staff Present:** Kent Anderson, Community Development Director, Susan Eugenis, City Engineer, Beverly Ogden, Secretary.

**Public present is listed on the sign-up sheet attached.**

**Chairperson Larry Peterson** called the April 12, 2005 meeting of the Kelso Planning Commission to order at 7:02 p.m. Roll call was taken. Staff members present were noted. The minutes for March 2005 are not available due to technical issues. Beverly Ogden taped the meeting and a copy of the tape is available from the Kelso City Clerk at 203 S. Pacific Ave., Suite 102. Chairperson Peterson read the "Appearance of Fairness Doctrine", which applies to all agenda items.

**Agenda Item No. 1. Review, Discussion, Action: Quasi-Judicial Open Record Public Hearing.**

05-001, Rezone to REF-15 for 9.25 acres at 2700 Allen St., Owner: Frank Boyes.

**Kent Anderson gave the staff report. Verbal comments were received from neighbors but nothing in writing. Staff recommends approval.**

**Chairperson Peterson opened the public hearing at 7:06 pm.**

**Mitch Wharton, 2800 Allen St., Kelso WA** authorized agent for the owner addressed the commission and answered questions on the project.

**Chairperson Peterson** closed the public hearing.

**Commissioner Carr** asked staff if the property was originally zoned Multi-family Residential (MFR), because Single-Family Residential (RSF) seems more reasonable. Multi-family could become very dense.

**Kent** answered that this is a carry over from the 1988 zoning map. The mobile home park area and across the road were painted with a broad brush. Usually, multi-family should be close in.

**Commissioner Carr** asked if this would be subverting some other plan for the city.

**Kent** said not at all.

**Commissioner Kodama** asked why the lots are 3/4 acres size verses 1-acre size or even 1/2 acre size?

**Kent** answered that we have minimum and maximum sizes in our current code for lot sizes. We have lot sizes of 5,000 sq ft, 10,000 sq. ft., and 15,000 sq. ft. With the 15,000 square foot lot size, you can build up to 33,000 square foot. and the 5,000 goes to 12,000, 10,000 goes to 22,000. They want to go with the biggest size lots that they can and the 15,000 is the most appropriate size.

**Mitch** asked Kent and the commission questions why he had to change the lot size.

**Mitch** said they liked the lots the way they were drawn and **Kent** said because they are too big. **Mitch** wanted to know why a one-acre lot is too big. **Kent** said because the max lot size in the zone they are requesting is 33,000 square feet. **Mitch** said that tells him what the size is but not why it was adopted. **Kent** said if we go back to when we adopted the zoning code the logic is if you do not have a max lot size you end up with an eclectic development.

**Mitch** asked how many multi-family units they could put in their area. **Kent** said 250 units. **Mitch** said they would be reducing the impact by 75% with 40 houses.

**Chairperson Peterson** asked who came up with the eight lots. Was it Kent or the owner?

**Mitch** said that he was told he had to create bigger lots.

**Chairperson Peterson:** asked how deep the Olympic Pipeline is from the area where the houses will be development. **Mitch** said some guy came out with a 10' metal rod & tested it. It was 3' ft the base. However, underneath the hill out there it is 50' deep. They are working with the pipeline to take some of the hill off to level it out better.

**Chairperson Peterson** also asked how much of a right of way Olympic has. **Mitch** said 20 feet is not buildable. That is where the road will be.

**Chairman Kodama** asked if they could build a road there.

**Kent** said yes you can build a road, but you cannot build a structure on it.

**Chairman Sparks** asked if **Mitch** could go the Board of Appeals and get the lot size changed. **Kent** said no, lot sizes are not variable

**Chairman Hillis** asked if these lots are on septic. **Kent** said yes.

**Mitch** said one of the reasons they wanted bigger lots is to be able to move the septic to the best place.

The commission held further discussion.

**Commissioner Kodama** had to excuse himself from voting due to esparto communication with Mr. Wharton before the meeting.

**Commissioner Carr made a motion to recommend rezoning RSF 15 to city council, Commissioner Sparks second, motion carried 4-0.**

## **Agenda Item No. 2. Review, Discussion, Action: Quasi-Judicial Open Record Public Hearing.**

05-001 Conditional Use To Operate Heating & Air Conditioning Business in RSF Zone At 2150 Allen St: Owner: Josh Bryant.

**Kent Anderson gave the staff report.** This is a major home occupation. Per our Municipal Code Chapter 17.114. The house is right on Allen Street and there is a driveway that accesses it. This business that goes to people's homes, so there is not going to be a lot of customer traffic. The staff studied the area and the proposal and recommends approval. There are six conditions. A business license is required, the conditional use permit is valid from the date of approval, the use may be reviewed on an annual basis if we get complaints, the applicant shall obtain all permits & license and give copies of such to Community Development Department, if any changes of business occur then we would need to be notified. The conditional use becomes affective when Mr. Bryant brings the notarized affidavit of acceptance for the conditions back to the Community Development Department. The applicant shall not interfere with the peace health and welfare of the area. The staff recommends approval.

**Mr. Josh Bryant, 2150 Allen Street,** was present to answer questions.

**Commissioner Kodama** asked the applicant was aware that if there are any problems that the commission can revoke the conditional use. Mr. Bryant said yes he was aware of that.

**Commissioner Sparks** said that he drives by the house often and the applicant has vastly improved the area.

**Chairperson Peterson** asked exactly what a major home occupation is. **Kent** answered his question. The business, including operations and storage, shall not occupy more than 50% of the residential gross floor area including accessory buildings. Major home occupations are defined but not limited to the definitions in chapter 17.114.030, minor home occupations. **Kent** read the uses, which include auto repair shops, vehicle detailing, vehicle/boat painting, major appliance repair, commercial welding, and machine shops. Those are the additional ones listed for major home occupation.

**Chairman Peterson** asked about the signage. Mr. Bryant said the name of the business is Custom Heating & Air and there is going to be a small sign on the window. His shop will be for storing his tools. He will go out and do repairs in people's homes and offices.

**Commissioner Hillis** asked if the business was going to be operating at a different address? **Kent** said no that the business will be at 2150 Allen St.

**Commissioner Sparks made the motion to approve the conditional use permit at 2150 Allen St, Commissioner Kodama 2<sup>nd</sup>, motion carried 5-0.**

**Agenda Item #3. Review, Discussion, Action: Quasi-Judicial Open Record Public Hearing. Zoning Map Amendment**

**Kent** gave the staff report recommending a modification to the zoning map for two + lots along the river, west of the golf course and south of the gravel pit to be multi-family and two lots just south of the Aldercrest area on Highland Park Dr. should be a part of the open space zoning.

Kent will bring a marked map to the next meeting.

**Commissioner Kodama made a motion to continue the item to the next meeting, Commissioner Hillis second, carried 5-0.**

**Agenda Item #4. Review, Discussion, Action: Quasi-Judicial Open Record Public Hearing. Text Amendment**

**Kent** gave the staff report recommending a text change regarding manufactured housing and all single-family houses to have a 6/12-roof pitch.

**Kent** discussed this with the Lower Columbia Contractor Association and they are in favor of the 6/12-roof pitch. Kent cited one of the reasons he is recommending this is the increase in valuation of the properties due to the 6/12 pitch.

**Chairperson Peterson** opened the public hearing and asked for comments.

Steven Crowdy, 300 N. 5<sup>th</sup> Ave., Kelso, WA 98626, asked why the city is recommending 6/12. He said that the roof would erode faster with a steeper pitch.

Kent answered that the pitch is standard for all new houses built in Kelso.

**Chairperson Peterson** closed the public hearing and asked for comments from the commission.

The commission held discussion and requested that this item be continued to the next meeting in May.

**Commissioner Sparks made a motion to continue the hearing to the next meeting, Commissioner Kodama seconded, motion carried 5-0**

**Commissioner Peterson** opened the public hearing for Bonus Densities. Because there were no comments from the public, he closed the public hearing portion of the meeting.

**Kent gave the staff report regarding Bonus Densities recommending approval.**

**The commission held discussion.**

**Commissioner Gushman made the motion to approve Bonus Densities, Commissioner Sparks seconded, motion carried 5-0.**

**Kent** addressed the commission regarding the Industrial Zoning Setbacks.

**Chairperson Peterson** asked if Kent would bring this item back to the next meeting in June. **Kent Said yes.** The industrial setbacks will be presented at the next meeting.

**Commissioner Kodama** asked if the industrial setbacks were set for public safety.

**Kent** said that this could be the reason, but with new safety laws they are outdated.

**Commissioner Sparks** said that with property values going up it is a good idea to reduce the setbacks.

**Kent** then addressed the commission regarding the Lower Ridge Subdivision that was vested in Multi-family zoning and the zoning was changed before the owner could get

the duplexes built. Kent suggested that the commission consider adding a zero lot-line overlay to allow duplexes in a single-family zone. This item will be presented at the next meeting also.

**Agenda Item #5. Review, Discussion, Action: Quasi-Judicial Open Record Public Hearing. Continuation of West Kelso**

**Kent reminded the commission of the power point presentation he did at the last meeting for the West Kelso Study. Kent asked the commission to read through the study and bring back questions or concerns to the next meeting in May.**

**Other Business:**

**Commissioner Kodama** thanked the city for the experience of the Planning Conference in San Francisco, CA. He was very impressed with the tour of downtown San Francisco. **Kent** invited the commission to the Spring Planning Conference is April 28-29, 05 in Spokane, WA. The Fall Conference is in Bellevue, WA in September. Let Bev know if you are interested.

**Commissioner Smith** motioned to adjourn at 9:25 p.m., Jim Kodama seconded. Motion carried 4-0.

Next meeting May 10, 2005.

Respectfully submitted by Beverly M. Ogden, Departmental Assistant